

3.9 LATE LETTERS

From: mark dent [mailto:markd.ntmarina@gmail.com]
Sent: Wednesday, March 23, 2016 11:00 AM
To: Placer County Environmental Coordination Services
Subject: Martis Valley West

To: Placer County Board of Supervisors

Re: Martis Valley West Project Draft Environmental Impact Report

LL1

I am writing to urge you to DENY approval for the Martis Valley West Project for the following reasons:

1. This sprawling new development, together with its proposed sister project, Brockway "Campground," is not near any existing infrastructure as claimed in the developer's proposal – the nearest existing development is Northstar, which is four miles away. Additionally, the development of a huge gated community of single- and multi-family homes plus commercial is not compatible with existing zoning of forest/conservation.
2. The developer cites environmental gains from its proposed development, which replaces a potential development on the east side of Highway 267 in the Martis Valley. This east parcel is already zoned for development. Comparing MVW, on the west side of 267 overlooking the Tahoe Basin and currently zoned forest/conservation, to something that was never even applied for is simply a way of making a huge new development more palatable; smoke and mirrors.
3. The developer is required to include lower-impact alternatives to full development in the DEIR. Those alternatives should have included (but didn't) a reduced-density development on the east-side parcel, which is already zoned for development, is closer to infrastructure, would have no roads in the Tahoe Basin, and would not have emergency access roads in an avalanche zone, as the proposed site does.
4. The total number of new occupants in the proposed 760 units could be 1,900, using 2.5 occupants per residence. It may not be this high all the time, but also may exceed this at peak times like holidays. However, the developer's Draft Environmental Impact Report (DEIR) assumes a ridiculously low 20% occupancy rate in order to minimize the significant impact this number of new people and cars will have in the area.
5. Although many of the project's impacts are stated as being "less than significant," removing 37,000+ trees and disturbing 11 million square feet (253 acres) on an approximately 600-acre ridgeline bench overlooking Lake Tahoe would certainly be significant in terms of forest and wildlife destruction.
6. Despite the developer's claim that there would be no significant visual impact, a development of this size, with the attendant residents and traffic it would bring, would most certainly be visible both day and night in Tahoe and the Martis Valley. And let's not forget the thousands more people and cars that will be brought in with MVW's sister project, the Brockway "Campground," which will be directly adjacent to MVW and INSIDE the Tahoe Basin.
7. Should the project be built as proposed, it would require new intersections and cause significant traffic impacts (gridlock) in 6 intersections in a high wildland-fire area, as well as significantly increasing greenhouse gases. These issues will affect both the Tahoe Basin and Martis Valley/Truckee.
8. The project would require widening Highway 267 from two to four lanes – more forest disturbance and destruction. At the summit going into Tahoe, however, it will still be two lanes – a scary bottleneck for residents who might have to get out of the Basin in a hurry in case of fire.
9. Should this project be approved, a dangerous precedent will have been set regarding development on Tahoe's ridgelines. Most communities with scenic ridgelines also have ridgeline protections –Placer County does not have any significant or enforceable protections in place.
10. The developer asserts that the wildlife on the east parcel is somehow more important than the wildlife on the west parcel – another bogus justification for this project. The west parcel is home to many protected species and also contains twelve contiguous miles of migratory corridors used by bear and deer.

These are the facts. Let's not allow this to happen, PLEASE!

LL1-1

LL1

Form Letter A
Mark Dent
March 23, 2016

LL1-1

The correspondence is Form Letter A. Please refer to responses to comments provided for Form Letter A: responses to comments A1-1 through A1-10.

LL2

From: Stacey Meredith <stace15@gmail.com>
Sent: Wednesday, January 13, 2016 12:21 PM
To: Placer County Environmental Coordination Services
Subject: Martis Valley West

Date: 1/13/15

Supervisor Jennifer Montgomery
Supervisor Jack Duran
Supervisor Robert M. Weygandt
Supervisor Jim Holmes
Supervisor Kurt Uhler
Placer County Board of Supervisors
175 Fulweiler Avenue
Auburn, CA 95603

Dear Supervisors Montgomery, Duran, Weygandt, Holmes, and Uhler,

Lake Tahoe is a special place to behold, treasure and protect. The Tahoe Basin is home to rich national forest lands, an abundance of wildlife, and of course world-famous clear water. In order to preserve these precious features for both residents and visitors alike, now and in the future, we need to tread lightly, which is why I am deeply alarmed by the proposed Martis Valley West project to develop a mile of forested ridge line inside the Tahoe Basin. The proposed development site sits on an extensive stretch of scenic viewshed, which not only sets a dangerous precedent, but will also cause irreparable damage to land currently zoned forest/conservation, displace many species of wildlife, and contribute significantly to water, air, noise, and light pollution in an environmentally fragile area.

LL2-1

The public has entrusted Placer County and the TRPA with protecting and preserving Tahoe's irreplaceable natural beauty and mountain environment. Please do not waste taxpayers' time and money on staff review of this proposal, which would allow the wholesale destruction of a forested ridgeline and further contribute to environmental degradation in the Tahoe Basin.

This proposed project has brought to light the fact that our Tahoe ridge lines have no protections under current laws. I urge you to establish enforceable ridge line protections immediately.

LL2-2

Sincerely,

Stacey Meredith, MD
10774 Heather Rd,
Truckee, CA 96161

LL2**Stacey Meredith**
January 13, 2016

LL2-1

The comment expresses opposition to the MVWPSP project, and concerns regarding project effects on environmental resources in the Lake Tahoe Basin, including ridgelines. Please see response to comment IO18-7 regarding the analysis and disclosure of potential effects in the project area, including the Tahoe Basin. The project site is not located in the Tahoe Basin, and therefore is not subject to oversight by the Tahoe Regional Planning Agency. However, all environmental issues raised in the comment are addressed in the Draft EIR, including impacts on the Tahoe Basin.

LL2-2

The comment expresses opposition to the project, citing preservation of the ridgeline around Lake Tahoe. The comment that ridgeline protections should be adopted is noted; however, Placer County cannot compel TRPA to take action on any ordinance. The Placer County Planning Commission and Board of Supervisors will take the commenter's opinions regarding the project and ridgeline protections into consideration.

LL3

From: Melyssa Pointer <mely.lynn01@yahoo.com>
Sent: Wednesday, January 13, 2016 12:35 PM
To: Placer County Environmental Coordination Services
Subject: Martis Valley West Project - Save Tahoe Forests

Date: January 13, 2016

Supervisor Jennifer Montgomery
Supervisor Jack Duran
Supervisor Robert M. Weygandt
Supervisor Jim Holmes
Supervisor Kurt Uhler
Placer County Board of Supervisors
175 Fulweiler Avenue
Auburn, CA 95603

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LL3-1

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This proposed project has brought to light the fact that our Tahoe ridge lines have no protections under current laws. I urge you to establish enforceable ridge line protections immediately.

LL3-2

Sincerely,

Melyssa Pointer

Address: 14891 Royal Way
Truckee, CA 96161

LL3

Melyssa Pointer
January 13, 2016

LL3-1

This letter is identical to LL2.

Please see response to comment LL2-1.

LL3-2

Please see response to comment LL2-2.